



# DODGE COUNTY SHERIFF'S OFFICE

**Dale J Schmidt** Sheriff **Scott Mittelstadt** Chief Deputy

## FOR IMMEDIATE RELEASE

Date: November 11, 2019

Sheriff Dale J. Schmidt

Office: 920-386-4115

[dschmidt@co.dodge.wi.us](mailto:dschmidt@co.dodge.wi.us)

On October 15, 2019 the Dodge County Sheriff's Office hosted a landlord/eviction training, which received an overwhelming response from our county residents. Because of the high level of interest, the Dodge County Sheriff's Office is again partnering with the former president of the Wisconsin Apartment Association (WAA), Dale Hicks, and Janesville Police Officer, Chad Sullivan, by offering an eight hour landlord training course on Tuesday, December 10, 2019 from 8:00 a.m. to 4:30 p.m. It will be held at the Dodge County Sheriff's Office in the EOC training room off the main lobby.

At the October 15, 2019 training we just touched the tip of the iceberg on landlord/eviction laws. This subject can be very confusing for landlords and tenants alike. Obtaining knowledge of these laws and procedures can be very beneficial to all members of our community. This training session will delve deeper into the business of being a landlord and topics discussed will include, but not be limited to:

- landlord and tenant's rights and responsibilities
- processes to keep illegal activity out of rentals
- how to conduct proper screening of tenants
- fair housing laws
- credit reports
- HUD services
- comfort/service animals

For law enforcement responding to landlord and tenant disputes, evictions, or answering property type questions can be time consuming, volatile, and pose officer safety risks. Frequently law enforcement's hands are tied and a situation has to be referred to civil court. Educating our landlords, tenants, and community members can give each of us the tools to have healthy working relationships and a safer community.

Hicks has been a landlord since 1987. He currently owns eight properties with 24 units. Hicks has been a member of the WAA, including three years as president, as well as a member of the Janesville Apartment Association, 13 years as president, and has provided 15 years of landlord/tenant instruction. For the past five years, he has worked with law enforcement teaching them landlord/tenant law.

Sullivan has been a Janesville police officer for the past 22 years. He has worked patrol, Special Operations, as a School Resource Officer, Crime Prevention Officer, and Court Officer. During his time as a Crime Prevention Officer, Sullivan recognized that landlord/tenant issues were very difficult. He also realized officers were not educated enough on the civil law that surrounds landlords and tenants. Once Sullivan realized problem solving with landlords and tenants actually reduced calls for service, he made up a curriculum to help police officers, landlords, and tenants.

**How to register?** – Please complete the attached registration form and return it with a **\$25.00 fee** made payable to the Dodge County Sheriff's Office and mail it to Jodi Zitlow, Dodge County Sheriff's Office, 124 West Street, Juneau, WI 53039.

**Register early, limited to 50 people.**

Questions may be directed to Sheriff Dale J. Schmidt.

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**LANDLORD TRAINING REGISTRATION**

**NAME** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**HOME PHONE** \_\_\_\_\_ **CELL PHONE** \_\_\_\_\_

**EMAIL ADDRESS** \_\_\_\_\_

**WHEN:** Tuesday, December 10, 2019

**TIME:** 8:00 a.m. to 4:30 p.m.

**WHERE:** Dodge County Sheriff's Office  
124 West Street  
Juneau, WI 53039  
EOC training room - upper floor

**FEE:** \$25.00 per person

**(LUNCH WILL BE PROVIDED)**